



Department of
Environmental
Conservation

Where to Find Information:

Project documents are available at the following locations to help the public stay informed.

**Brooklyn Public Library
Cypress Hills Branch**

1197 Sutter Ave. at Crystal Street
Brooklyn, NY 11208
718-277-6004

Brooklyn Community Board 5

404 Pine Street, 3rd Floor
Brooklyn, NY 11208
929-221-8261
BK05@cb.nyc.gov

Who to Contact:

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Michael MacCabe, Project Manager
NYSDEC
625 Broadway
Albany, NY 12207-7016
518-402-9687
michael.maccabe@dec.ny.gov

Health-Related Questions

Kuehner, Wendy
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
bee@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html**

FACT SHEET

Brownfield Cleanup Program

1199 Sutter Avenue Site
1199 - 1221 Sutter Avenue
Brooklyn, NY 11208

September 2018

SITE No. C224141

NYSDEC Region 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 1199 Sutter Avenue site ("site") located at 1199 - 1221 Sutter Avenue, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapor.

How to Comment: NYSDEC is accepting **written comments** about the proposed plan for 45 days, from **September 26 through November 9, 2018**. The proposed plan is available for public review at the locations identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed remedy consists of the following elements:

1. A site cover currently exists and will be maintained to allow for restricted residential use of the site;
2. Air sparging (AS) will be implemented to force volatile organic compounds (VOCs) out of the groundwater. A soil vapor extraction (SVE) system will be installed to capture the VOCs driven off by the sparging process;
3. Any remaining groundwater contamination will be addressed with monitored natural attenuation (MNA). Groundwater will be monitored for site related contamination to ensure that the trend is towards achieving groundwater standards;

4. On-site buildings will be required to have a sub-slab depressurization system to mitigate the migration of vapors into the building from soil and/or groundwater;

5. An environmental easement will be filed, which require periodic certification of institutional and engineering controls; restrict the use of groundwater; and require compliance with the Department approved Site Management Plan; and,

6. A Site Management Plan will be developed and implemented to identify all use restrictions and engineering controls for the site. This plan will also include a monitoring plan to assess the effectiveness of the remedy.

The proposed remedy was developed by AAA Sutter Realty LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is located at 1199-1221 Sutter Avenue in a mixed residential / commercial area of Brooklyn. The site is bounded by Sutter Ave. to the south, Chestnut St. to the east, a residential area to the north and Crystal St. to the west.

The site is largely covered by the single-story buildings that comprise the strip mall along Sutter Avenue with an asphalt parking lot in the northern portion of the site. The building has a basement segmented for each retail/office unit. The structures on the site were constructed in 1957 and were the original development on the property. Spanish American Dry Cleaners occupied the eastern-most unit from September 1988 to May 1995. The former location of the dry cleaner is presently occupied by a self-service laundromat.

Groundwater is approximately 13 feet below grade and flows south. Groundwater is not utilized as a source of potable water at site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224141) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are the dry-cleaning solvent tetrachloroethene a.k.a. perchloroethene (PCE) and its breakdown products trichloroethene (TCE) and dichloroethene (DCE).

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
<http://www.dec.ny.gov/chemical/8450.html>

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Location

